



Posted 11/28/2023

**CITY OF WARWICK
ZONING BOARD OF REVIEW**

3275 POST ROAD,
WARWICK, RI 02886
(401) 921-9534

REGULAR MEETING AGENDA

DATE: TUESDAY, DECEMBER 12, 2023

TIME: 6:00 P.M.

LOCATION: CITY OF WARWICK – ANNEX BUILDING
SAWTOOTH BUILDING – 1ST FLOOR
CONFERENCE ROOM
65 CENTERVILLE ROAD
WARWICK, RI 02886

- I. CALL TO ORDER – ROLL CALL
- II. PUBLIC HEARINGS AS ZONING BOARD OF REVIEW -
Discussion and/or action and/or vote regarding the following petitions. The Zoning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public hearing; and/or possible vote to continue a petition's public hearing to a date determined.

Petition #10945

Ward 9

1 Valley Brook Dr.

The petition of Navdeep Martin, 1 Valley Brook Dr., Warwick, RI, requests a dimensional variance to construct a 14' x 26'-4" bathroom, closet and prayer room addition. Proposed addition having a side yard setback of 24'-10" (30' required). Assessor's Plat 217, Lot 90, zoned Residential A-40.

Petition #10946Ward 4Bloor Street

The petition of Anthony Abatiello, 600 Cole Farm Rd., A-47, Warwick, RI, requests a dimensional variance to construct a new 36' x 26' single family dwelling with a two-car garage below. Subject property having a less than required lot area 12,150 sq. ft. (40,000 sq. ft. required), frontage and lot width of 135' (150' required). Proposed dwelling having a front yard setback of 25.2' (40' required), and a rear yard setback of 22.8' (40' required). Assessor's Plat 334, Lot 167, zoned Residential A-40 (formerly zoned A-7).

Petition #10947Ward 444 Cambridge Ave.

The petition of RI Custom Home Builders, 14 Blue Ridge Rd., Cranston, RI, requests a dimensional variance to demolish the existing single-family dwelling to construct a new single-family dwelling on a 4,471 sq. ft. lot (7,000 sq. ft. required), having a frontage & lot width of 55' (70' required). Assessor's Plat 317, Lot 112, zoned Residential A-7.

Petition #10948Ward 6179 Canfield Ave.

The petition of RI Custom Builders, LLC, 16 Blue Ridge Rd., Cranston, RI, requests a dimensional variance to demolish the existing single-family dwelling to construct a new single-family dwelling with a built-in garage on a 6,449 sq. ft. lot (7,000 sq. ft. required), and 50' of frontage & lot width (70' required). Assessor's Plat 361, Lot 339, zoned Residential A-7.

Petition #10949Ward 151 Harold St.

The petition of RI Custom Home Builders, 14 Blue Ridge Rd., Cranston, RI, and Louise Sweet, 26 Seamans Ave., No. Providence, RI, requests a dimensional variance to construct a new single-family dwelling on a lot that contains 3,180 sq. ft. (7,000 sq. ft. required), having a setback of 8' from the front property line along Harold Street, a setback of 12.8' to the front property line along Tilden Ave., and for having 40.02' of frontage & lot width (70' required). Assessor's Plat 293, Lot 873, zoned Residential A-7. (Existing single-family dwelling demolished in 2010).

Petition #10950

Ward 2

381 Warwick Ave.

The petition of Robert Fayerweather & Gold Key Property Services, LLC, 839 Warwick Ave., Warwick, RI, and Gold Key Property Services, LLC, request a dimensional variance from Table 2B Dimensional Regulations to construct a 15.4' x 7.5' one-story addition to the existing non-conforming structure. Proposed addition having a front yard setback of 16.9' to the front property line along Warwick Avenue (25' required), and a 15.4' front/corner yard setback to the front property line along Sachem Avenue. Also seeking relief from Section 505 - landscaping requirements, and Section 701.7 - parking space requirements. Petitioner is proposing to utilize the first-floor commercial unit as a spa, with a pre-existing residential apartment on the second floor. Assessor's Plat 290, Lot 224, zoned General Business (GB).

III. APPROVAL OF MINUTES – Discussion and/or action and/or vote regarding the Regular Meeting Minutes regarding the November 14, 2023 Regular Meeting Minutes.

IV. ADJOURNMENT -

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Paul DePetrillo, Chairman

*Please be advised that the Zoning Board of Review has adopted Rules and Regulations governing the application process, submission of material, conduct of the public hearing on the application and responsibilities of an action to appeal a decision. These Rules and regulations are posted on the City's web site and are available for review in the Board's office during regular hours. All applicants and objectors are obliged to review these Rules and shall be held responsible for compliance therewith. If there are any questions on the above petitions, please contact the Zoning Office at 401-921-9534 or by email amy.e.cota@warwickri.com

Facilities are accessible for people with disabilities. If you are in need of an interpreter services for the hearing impaired, please contact Amy at 401-921-934 at least 48 hours in advance of said hearing.